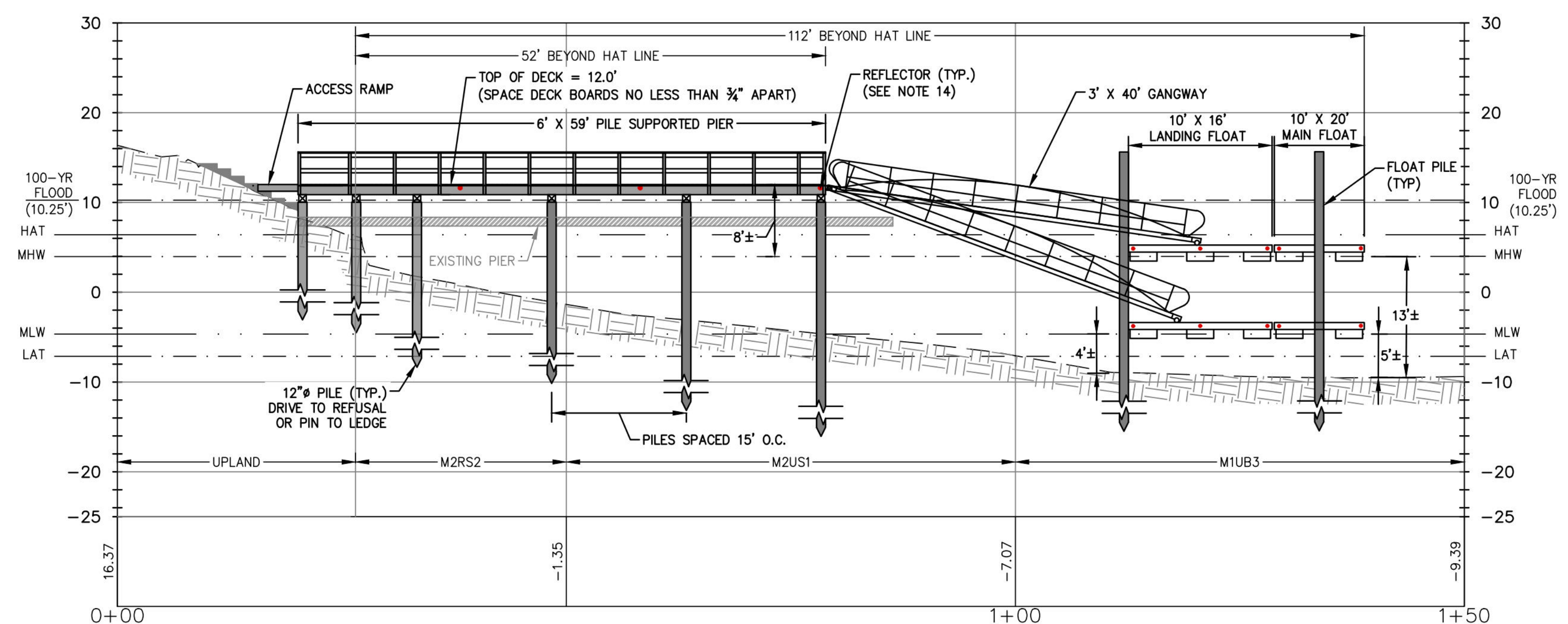
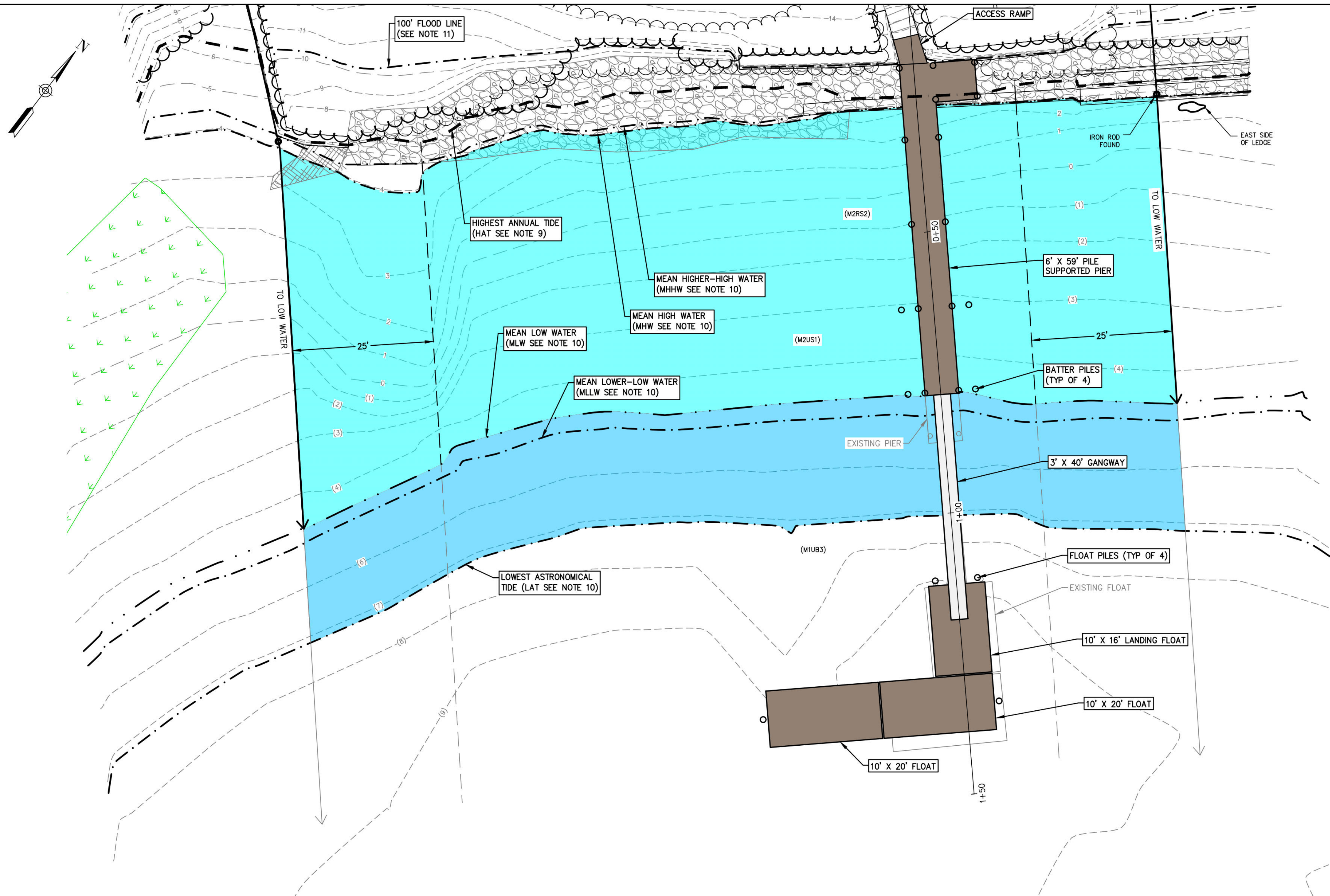


**LEGEND**

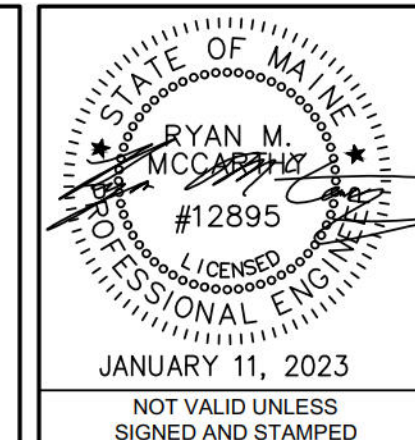
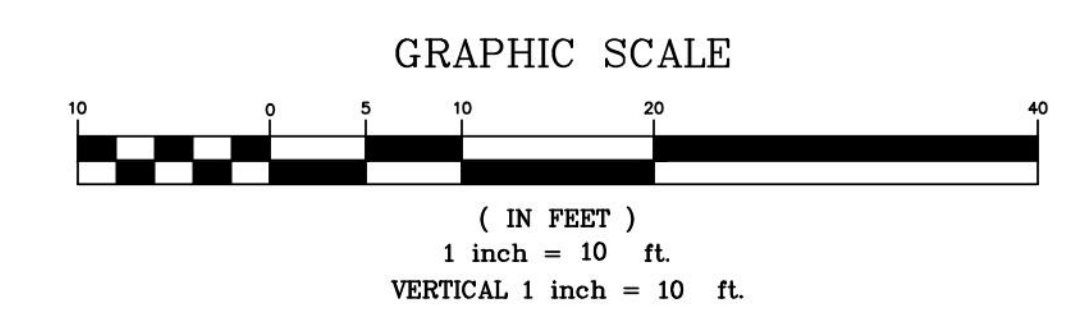
- SUBJECT PARCEL BOUNDARY LINE
- EDGE OF PAVEMENT
- EXISTING STONE WALL
- EXISTING SEWER LINE
- 10 — CONTOUR: POSITIVE ELEVATION
- (10) — CONTOUR: NEGATIVE ELEVATION
- IRON PIPE, ROD, OR DISK FOUND
- DRILL HOLE FOUND
- GRANITE/CONCRETE BOUND
- UTILITY POLE

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF A PROPOSED FIXED PIER, SEASONAL GANGWAY, SEASONAL MAIN FLOAT AND ASSOCIATED ACCESS RAMP TO BE LOCATED ON MAP 17 LOT 4 IN KITTERY, ME. THE EXISTING PIER STRUCTURE IS BEING FULLY REPLACED AND THE MAIN FLOAT IS BEING EXPANDED. SAID PLAN SHALL BE USED FOR APPLYING FOR PERMITS FROM THE TOWN OF KITTERY, MAINE DEPT. OF ENVIRONMENTAL PROTECTION AND U.S. ARMY CORPS OF ENGINEERS.
  2. OWNER OF RECORD:  
TAX MAP 17 LOT 4  
ERIC DYER  
15 BOWEN ROAD  
KITTERY, MAINE 03904  
Y.C.R.D. BOOK 17735 PAGE 0077
  3. THE PROPERTY IS LOCATED WITHIN THE TOWN OF KITTERY RESIDENTIAL-URBAN ZONING DISTRICT AND SHORELAND PROTECTION OVERLAY 250' DISTRICT. ZONING REGULATIONS ARE SUBJECT TO CHANGE. OWNER SHALL CONFIRM ALL ZONING REGULATIONS WITH THE TOWN OF KITTERY PRIOR TO ANY DEVELOPMENT.
  4. BASIS OF BEARING IS MAINE STATE PLANE (NAD83) WEST ZONE, US FOOT.
  5. ELEVATIONS AND TOPOGRAPHY SHOWN HEREON CORRESPOND TO NAVD88.
  6. THE BOUNDARY SHOWN HEREON IS BASED ON REFERENCE PLAN 1.
  7. THE RIPARIAN LIMITS SHOWN HEREON WERE CALCULATED USING THE COLONIAL METHOD.
  8. ABUTTER LINES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY. ABUTTER LINES SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
  9. THE 2018 HIGHEST ANNUAL TIDE (H.A.T.) ELEVATION PUBLISHED BY MAINE DEP FOR TIDAL STATION 8423898 FORT POINT IS ELEV. = 6.4' (NAVD88). THE H.A.T. ELEVATION IS USED TO DELINEATE THE UPLAND EDGE OF THE COASTAL RESOURCE FOR REGULATORY PURPOSES UNDER THE MANDATORY SHORELAND ZONING ACT.
  10. TIDAL ELEVATIONS: THE FOLLOWING TIDAL ELEVATIONS WERE OBTAINED FROM DATA PUBLISHED BY N.O.A.A. FOR TIDE STATION 8423898, FORT POINT. ALL ELEVATIONS CORRESPOND TO NAVD88.  
MEAN HIGHER-HIGH WATER (MHHW) 4.39'  
MEAN HIGH WATER (MHW) 3.97'  
MEAN LOW WATER (MLW) -4.66'  
MEAN LOWER-LOW WATER (MLLW) -5.00'  
LOWEST ASTRONOMICAL TIDE (LAT) -7.14'
  11. THE 100-YEAR FLOOD ELEVATION OF THE PISCATAQUA RIVER IS ELEVATION 11.0' (NGVD29) PER FEMA FIRM MAP 230171 0005D. THIS ELEVATION CONVERTED TO THE DATUM SHOWN HEREON IS 10.25' (NAVD88).
  12. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT BE ENTIRELY ACCURATE OR COMPLETE.
  13. THE PROPOSED DEVELOPMENT SHOWN HEREON IS SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF KITTERY, MAINE DEP AND U.S. ARMY CORPS OF ENGINEERS. OWNER/CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY PRIOR TO ANY CONSTRUCTION AND IS RESPONSIBLE FOR COMPLYING WITH ALL CONDITIONS OF SAID PERMITS.
  14. REFLECTOR SHALL BE NO LESS THAN 3 INCH DIAMETER AND SHALL BE INSTALLED AS FOLLOWS:  
• PIER: EVERY 20 FEET FROM END OF PIER, BOTH SIDES  
• FLOATS: WITHIN 12 INCHES OF EACH CORNER
- REFERENCE PLANS:  
1. "TOPOGRAPHIC SITE PLAN" PREPARED BY EASTERLY SURVEYING, INC. DATED JUNE 22, 2005 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 17735 PAGE 0077.



NERRSCS CLASSIFICATION	
M2RS2	MARINE - INTERTIDAL - ROCKY SHORE - RUBBLE
M2US1	MARINE - INTERTIDAL - UNCONSOLIDATED SHORE - COBBLE
M1UB3	MARINE - SUBTIDAL - UNCONSOLIDATED BOTTOM - MUD



NOT VALID UNLESS SIGNED AND STAMPED
EXTENDED RIPARIAN LIMITS PAST MLW
DATE: 12/05/2023
NO. 1
SUBMISSION/REVISION DESCRIPTION

**TIDEWATER**  
ENGINEERING & SURVEYING, INC.  
1021 Goodwin Rd Unit 1, Eliot, ME 03903  
(207)459-2222 • www.tidewatercivil.com

PIER STRUCTURE REPLACEMENT PLAN  
ON LAND LOCATED AT  
15 BOWEN ROAD  
KITTERY, YORK COUNTY, MAINE

PREPARED FOR:  
RIVERSIDE & PICKERING MARINE CONTRACTORS  
34 PATTERSON LANE  
NEWINGTON, NH 03801

JOB #: 23-114  
DATE: SEPT. 11, 2023  
SCALE: 1" = 10'  
SHEET: 1 OF 2

**LEGEND**

- SUBJECT PARCEL BOUNDARY LINE
- EDGE OF PAVEMENT
- EXISTING STONE WALL
- EXISTING SEWER LINE
- CONTOUR: POSITIVE ELEVATION
- CONTOUR: NEGATIVE ELEVATION
- IRON PIPE, ROD, OR DISK FOUND
- DRILL HOLE FOUND
- GRANITE/CONCRETE BOUND
- UTILITY POLE
- RIPRAP ABOVE H.A.T LINE
- RIPRAP BELOW H.A.T LINE
- UPPER BANK EXTENTS

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SHORELINE STABILIZATION PLAN ALONG TAX MAP 17 LOT 4 IN KITTERY, ME. SAID PLAN SHALL BE USED FOR APPLYING FOR PERMITS FROM THE TOWN OF KITTERY MAINE DEPT. OF ENVIRONMENTAL PROTECTION AND U.S. ARMY CORPS OF ENGINEERS.
2. OWNER OF RECORD:  
TAX MAP 17 LOT 4  
ERIC DYER  
15 BOWEN ROAD  
KITTERY, MAINE 03904  
Y.C.R.D. BOOK 17735 PAGE 0077
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12. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INSTALLING AND MAINTAINING PROPER EROSION AND SEDIMENT CONTROL MEASURES, IMPLEMENTATION OF A CONSTRUCTION SAFETY PLAN, COMPLYING WITH ALL PERMITTING CONDITIONS.
13. THE EXPANSION OF RIPRAP FOR SHORELINE STABILIZATION IS EXCLUDED FROM DEVEGETATED CALCULATIONS, PER MDEP RULING.
14. THE EXISTING VEGETATION WITHIN THE UPPER BANK EXTENTS IS ROSA RUGOSA, AN INVASIVE SPECIES IN THE STATE OF MAINE. ROSA VIRGINIANA SHALL BE REPLANTED TO THE SAME LIMITS AND DENSITY AS THE EXISTING ROSA RUGOSA THAT IS REMOVED DUE TO CONSTRUCTION OF THE STABILIZATION PROJECT. THERE ARE NO TREES WITHIN THE LIMITS OF DISTURBANCE SHOWN HEREON. PROPOSED VEGETATION IS AN IN-KIND REPLACEMENT WITH ROSA VIRGINIANA.

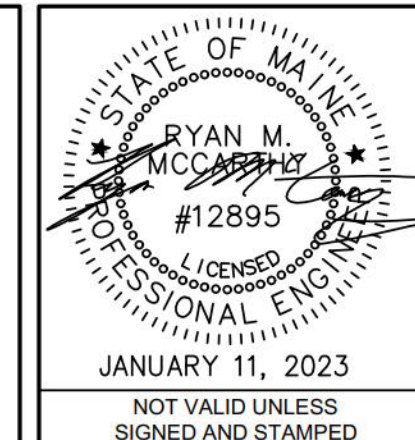
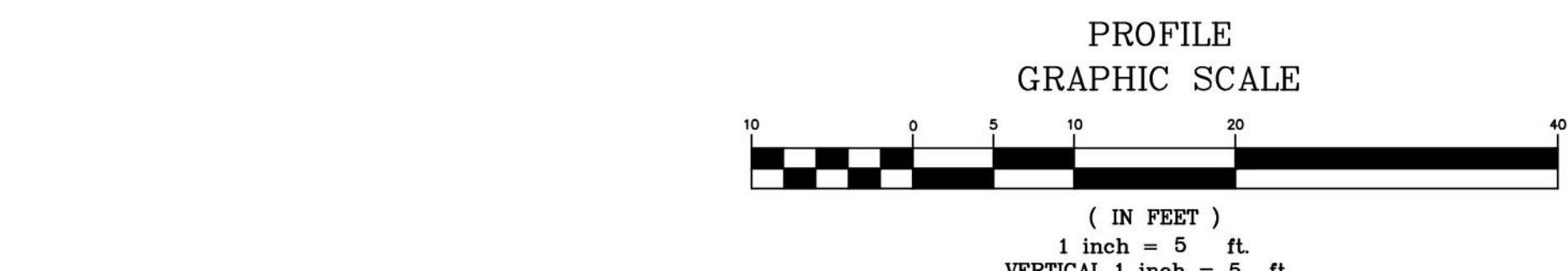
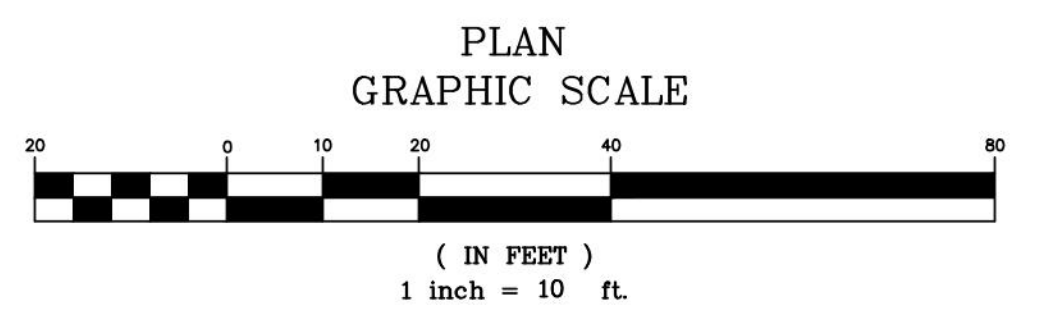
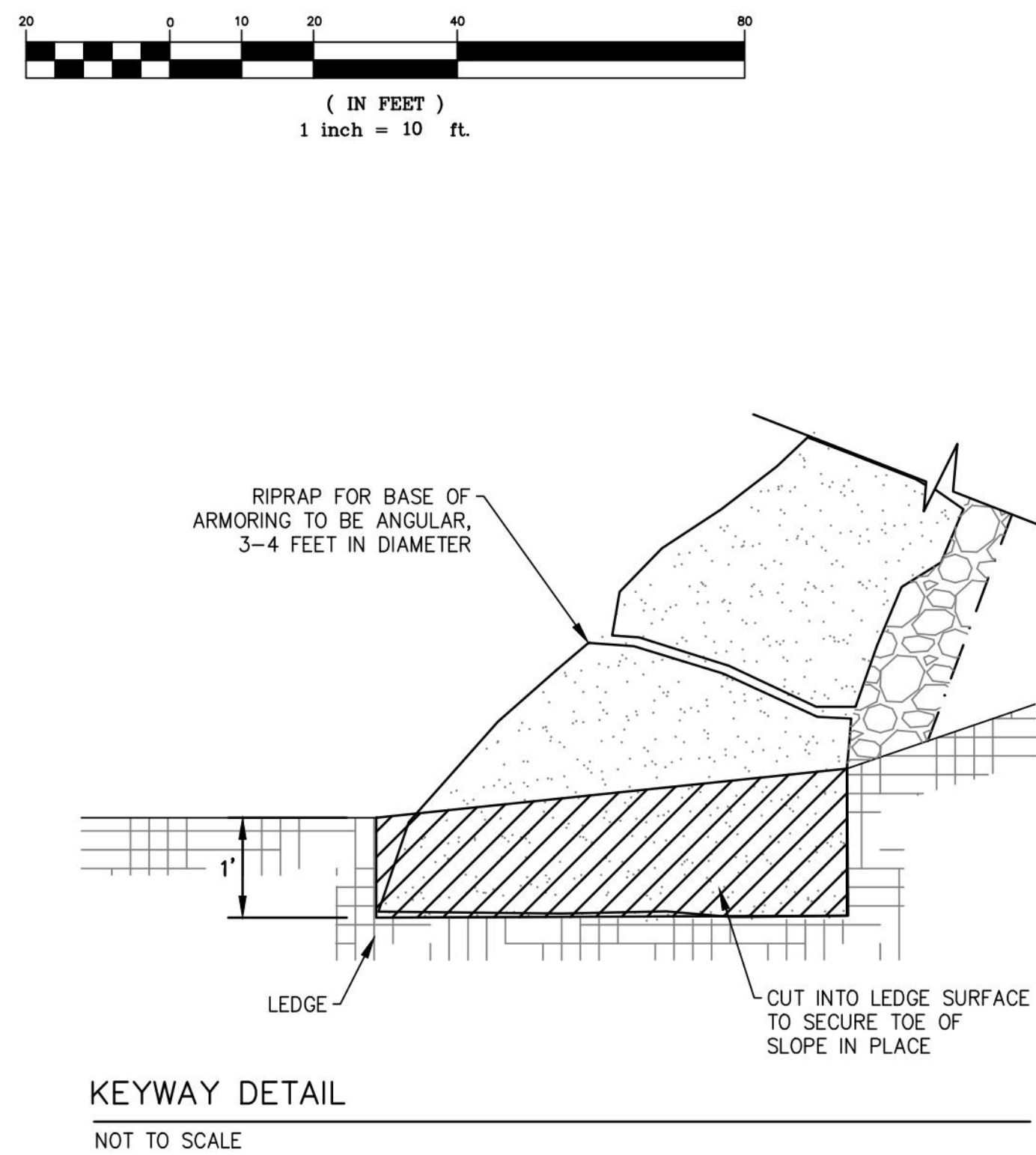
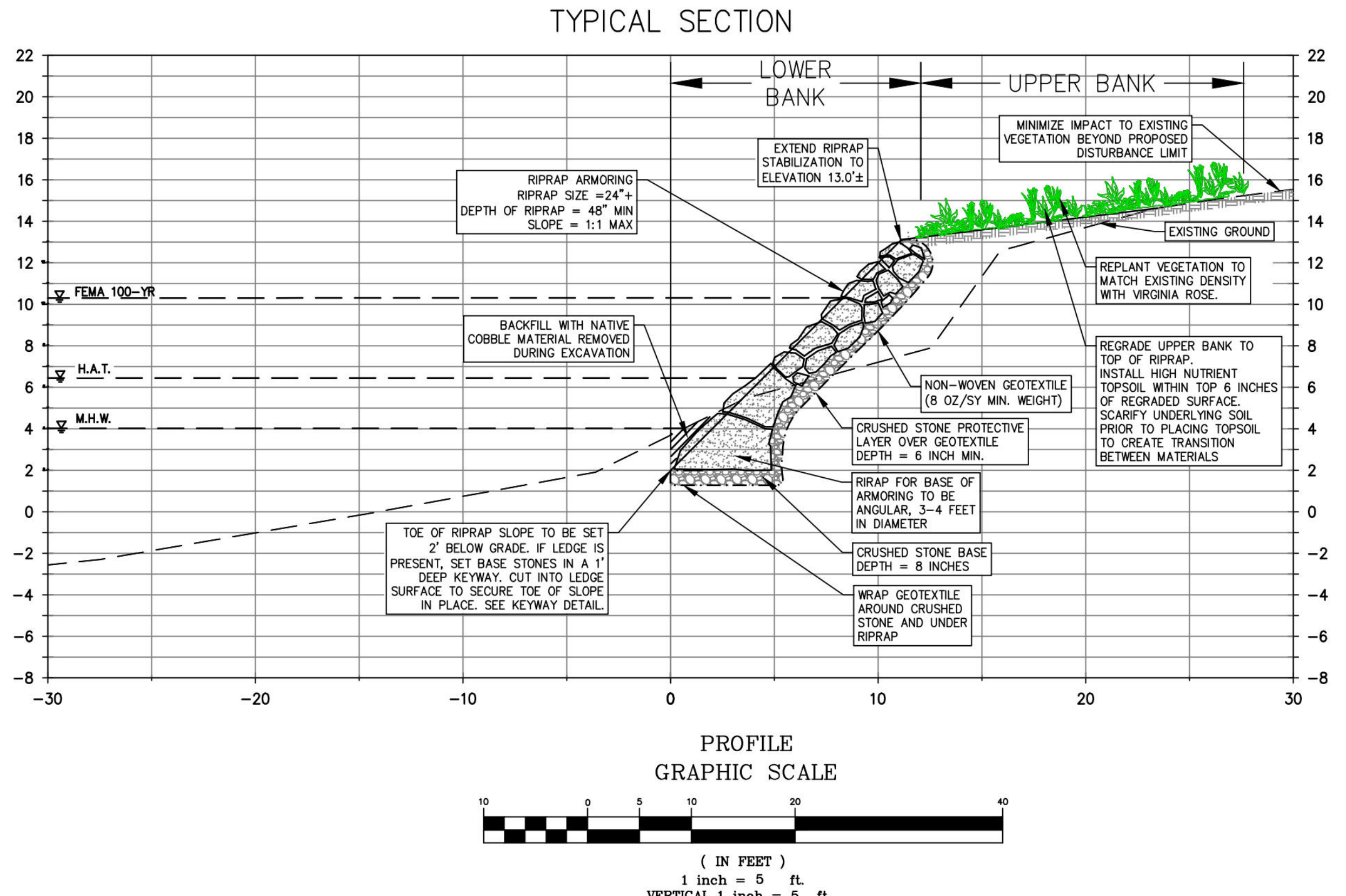
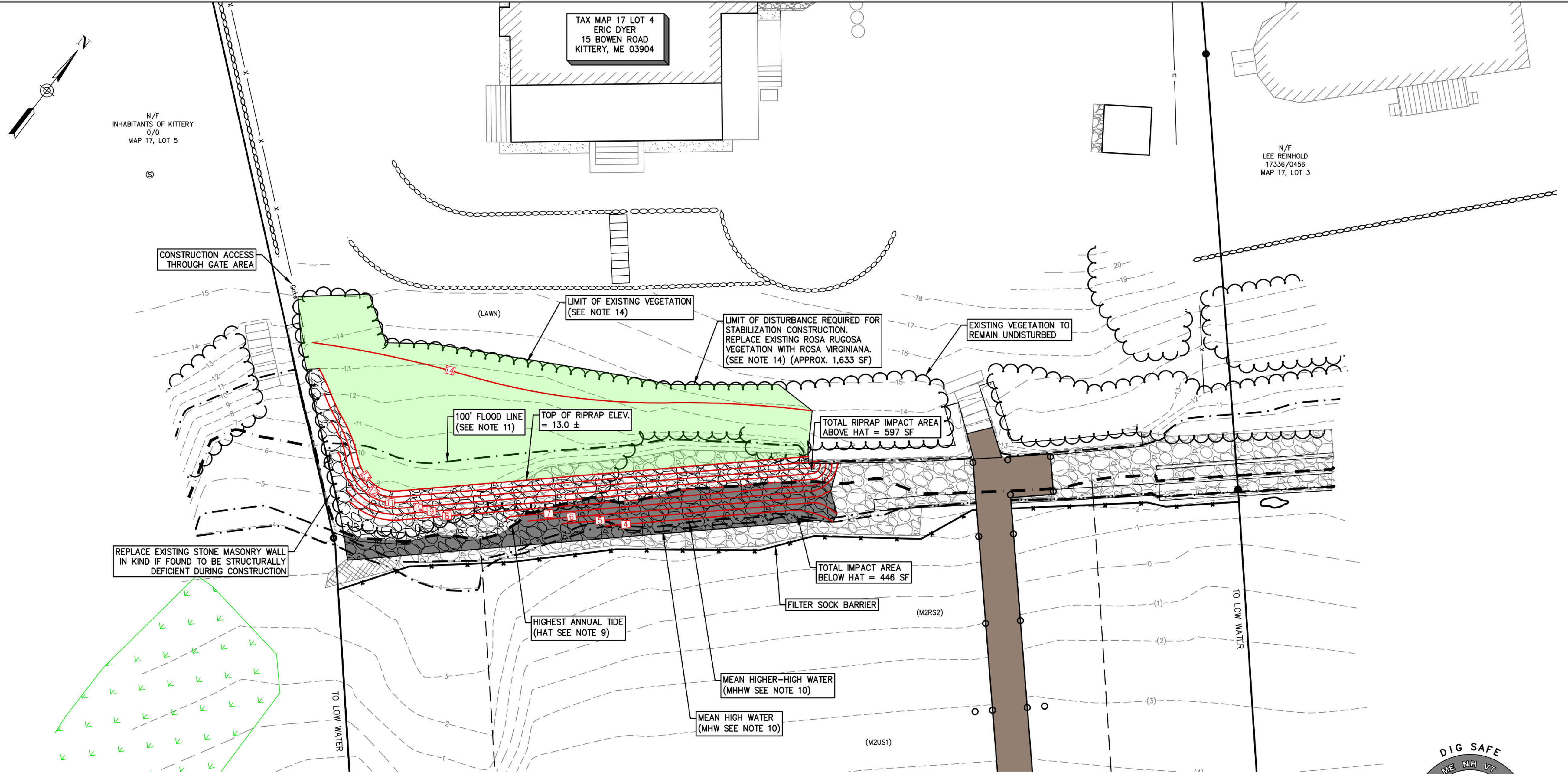
- REFERENCE PLANS:**
1. "TOPOGRAPHIC SITE PLAN" PREPARED BY EASTERLY SURVEYING, INC. DATED JUNE 22, 2005 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 17735 PAGE 0077.

**CONDITIONS OF APPROVAL:**

1. ALL FUTURE DEVELOPMENTS NOT RELATED TO SHORELINE STABILIZATION MUST INCLUDE THE ENTIRE RIPRAP AREA IN DEVEGETATION CALCULATIONS.
2. ANY REPLACEMENT OF THE STONE WALL BETWEEN 15 BOWEN ROAD AND THE ADJACENT SOUTHWEST PROPERTY MUST BE DONE IN-KIND, MAINTAINING CURRENT DIMENSIONS, OR ELSE SEEK SUBSEQUENT PLANNING BOARD APPROVAL.
3. WITHOUT PRIOR APPROVAL, NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN PER TITLE 16.9.3.1.
4. APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.
5. ALL NOTICES TO APPLICANT CONTAINED HEREIN (FINDINGS OF FACT DATED 1/11/2024).

APPROVED BY THE TOWN OF KITTERY  
PLANNING BOARD ON: JANUARY 11, 2024

PLANNING BOARD CHAIR \_\_\_\_\_ DATE \_\_\_\_\_



NO.	DATE:	SUBMISSION/REVISION DESCRIPTION
2	01/10/2023	SPECIFIED REVEGETATION REQUIREMENTS AND ADDED CONDITIONS OF APPROVAL
1	11/27/2023	ADJUSTED LIMITS OF RIPRAP, AND ADDED IMPACT VALUES



SHORELINE STABILIZATION PLAN  
ON LAND LOCATED AT  
15 BOWEN ROAD  
KITTERY, YORK COUNTY, MAINE

PREPARED FOR:  
RIVERSIDE & PICKERING MARINE CONTRACTORS  
34 PATTERSON LANE  
NEWINGTON, NH 03801

JOB #:	23-114
DATE:	SEPT. 11, 2023
SCALE:	1" = 10'
SHEET:	2 OF 2



**KITTERY PORT AUTHORITY  
TOWNHALL  
200 ROGERS RD.  
KITTERY, ME 03904**

Phone: 207-439-0452 ext 301  
Email: [kpa@kitteryme.org](mailto:kpa@kitteryme.org)  
[www.kitteryme.gov](http://www.kitteryme.gov)

January 10, 2024

Kittery ME 03904

Mr. Eric Dyer  
15 Bowen Rd.  
Kittery ME 03904

Dear Eric Dyer,

Your request for the modification and replacement of an existing structure consisting of a 6' X 59' permanent pier, 3' X 40' seasonal gangway, 10' X 16' landing float and two 10' X 20' main floats and stabilization of the shoreline with a stone riprap revetment was approved at the January 4, 2024 regular meeting of the Kittery Port Authority.

This is your letter to proceed from the Kittery Port Authority. A copy has been provided to the Code Enforcement Officer. This approval is contingent on the approval of any other governing bodies that may be required before building commences.

Your approval is good for one year from the date the building permit is issued. A permit for which no substantial work has commenced within a year of date of issue will expire. A permit for which work is not substantially complete within two years from date of issue will expire. Expired permits will need to be renewed. If you have any further questions or make any alterations to your approved plans please contact the Chair of the Kittery Port Authority.

Respectfully,

Charles C. Patten  
Kittery Port Authority Chair

cc: Code Enforcement Officer  
Town Planner  
File